

MLS POLICY UPDATE

Effective 5/2024



The MLS Committee would like to update our members of the following MLS policy change. The change will go into effect on May 1st, 2024. Please familiarize yourself with the information below:

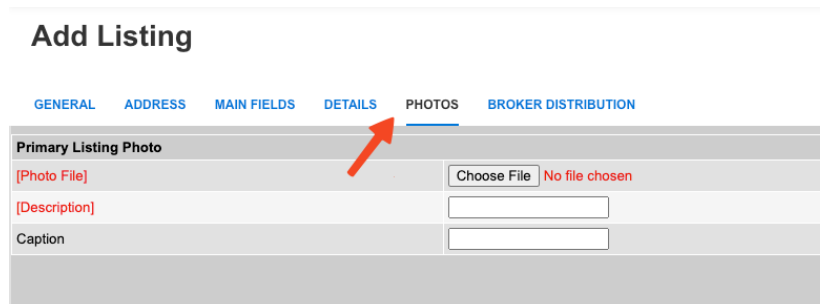
Photo Requirement at Listing Submission

A front exterior photo of the property will be required at the time of submission for all property types (except Business Opportunity) starting May 1st.

11.5 Photographs/Images on the MLS. By submitting photographs/images, including but not limited to photographs, images, graphics, audio and video recordings, virtual tours, drawings, renderings or any other representations (collectively referenced in these Rules as photographs and or images) to the MLS, the Participant and/or Subscriber represents and warrants that he or she either owns the right to reproduce and display such photographs or has procured such rights from the appropriate party, and has the authority to grant and hereby grants the MLS and the other Participants and Subscribers the right to reproduce and display the photographs in accordance with these rules and regulations. Use of photographs by a subsequent listing agent requires prior written authorization from the originating listing agent or other appropriate party with the legal right to reproduce and display such photographs. Except by the MLS for purposes of protecting its rights under Section 11.6, branding of photographs and or images, including but not limited to photographs displaying “for sale” signs posted on the property, is prohibited. At least one (1) front exterior photograph or image accurately displaying the listed property (except where sellers expressly direct that photographs of their property not appear in MLS compilations) is required to be posted on the MLS ~~within 1 business day of~~ at submission of the listing in all categories other than business opportunity. The MLS reserves the right to remove any non-compliant photographs and or images from MLS display should Participant or Subscriber refuse or fail to bring said photographs and or images into compliance with the requirements of this rule after being notified and instructed to correct by the MLS. Photo exclusion must be submitted to the MLS within 1 business day of submission of the listing. If photograph of the property is not permitted by the seller, upon submission of written photo exclusion request, listing agent is required to upload TCMLS approved image to the listed property.

How will the change affect listing submission?

The add photo section will be included as part of the listing submission process. A listing without a photo cannot be published/added to the service but can still be saved as an “Incomplete” for modification in the future.



Add Listing

GENERAL ADDRESS MAIN FIELDS DETAILS PHOTOS BROKER DISTRIBUTION

Primary Listing Photo

[Photo File] Choose File No file chosen

[Description]

Caption

Do not hesitate to contact the board/MLS office (559-627-1776, support@tcmls.org) with any questions.